



Joyce Terrace, Ushaw Moor, DH7 7PP
3 Bed - House - Terraced
Offers In The Region Of £110,000

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No Upper Chain ** Pleasant Position ** Countryside Setting
Front and Rear ** Outskirts of Durham ** Local Amenities in
Esh Winning & Ushaw Moor ** Parking & Good Size Rear
Garden ** Double Glazing & GCH ** Spacious Floor Plan **
Ideal First or Family Home **

The extended floor plan comprises: entrance hallway,
comfortable lounge, separate dining room, kitchen with doors
opening to the rear garden. The first floor has three bedrooms
and bathroom/wc.

Joyce Terrace is situated on the outskirts of Ushaw Moor with
views over open countryside and the Deerness Valley. There are
a range of local shops and amenities available within Ushaw
Moor, with a more comprehensive range of shopping and
recreational facilities and amenities available within Durham
City Centre. Deerness View lies within easy reach of the A(167)
Highway which provides good road links to both North and
South.

Hallway

Lounge

14'11 x 12'0 (4.55m x 3.66m)

Dining Room

12'5 x 9'2 (3.78m x 2.79m)

Kitchen

13'11 x 7'0 (4.24m x 2.13m)

First Floor

Bedroom

12'2 x 8'7 (3.71m x 2.62m)

Bedroom

12'1 x 7'7 (3.68m x 2.31m)

Bedroom

9'4 x 6'4 (2.84m x 1.93m)

Bathroom/WC

Tenure - Freehold

Council Tax Band A - Approx. £1426 PA



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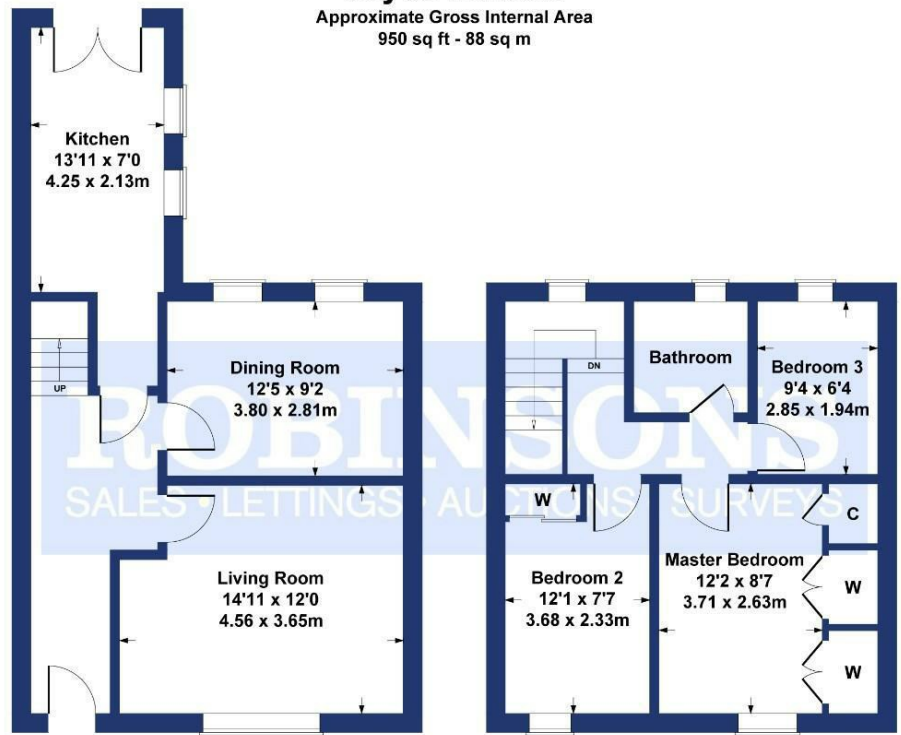
Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Joyce Terrace

Approximate Gross Internal Area
950 sq ft - 88 sq m



GROUND FLOOR

FIRST FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (93-100) A		Very environmentally friendly - lower CO ₂ emissions (92-100) A	
(87-91) B		(81-91) B	
(81-86) C		(69-80) C	
(75-80) D		(55-64) D	
(69-74) E		(39-54) E	
(63-68) F		(21-38) F	
(57-62) G		(11-20) G	
Not energy efficient - higher running costs (1-56)		Not environmentally friendly - higher CO ₂ emissions (1-20)	
72	85		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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